



**Offers Over £400,000**

**Chester Road, Castle Bromwich, Birmingham, B36 0JJ**

**\*\* IMMACULATE \*\* EXTENDED \*\* FOUR BEDROOMS \*\* GUEST WC \*\* GARAGE \*\* DRIVEWAY**

This TRADITIONAL build semi-detached property has been modernised throughout to create a fantastic family home. The property is set back from the road within the service road and offers the following:-

Private DRIVEWAY providing off road parking for multiple vehicles, open entrance porch, entrance hallway with storage, private front reception room, open plan EXTENDED kitchen/dining room & sitting room. To the side of the property there is a separate UTILITY ROOM which allows access to the GUEST WC, garage area and rear garden. To the first floor there are FOUR BEDROOMS (three doubles and a single) and a family BATHROOM. The property also has a private low maintenance rear garden area. Energy Efficiency Rating:- C

### Approach

The property is set back from the main Chester Road via the service road.

### Front Garden/Driveway

Low wall boarder to the front, fence border to one side and open border to the other side of the Tarmac driveway with decorative block paved edging allowing off road parking for multiple vehicles. Kerb stone raised edging to the slate covered flower bed to one of the front corners, access to the side of the property leading to the utility room. Security light, and a modern stainless steel design up/down light. Opening to the front leading into:-

### Entrance Porch

**6' x 2'5" (1.83m x 0.74m)**

Open canopied entrance porch with a globe style wall light, tiling to the floor area with matching up-stands. Double glazed windows either side of the double glazed composite door allowing access to:-

### Entrance Hallway

**14'10" x 5'11" (4.52m x 1.80m)**

Stairs rising to the first floor landing with a storage cupboard below and runner to the stairs. Herringbone design Cardene wood effect flooring with under floor heating. Radiator, and doors to:-

### Private Lounge

**14'7" bay 12'3" to wall x 11'3" (4.45m bay 3.73m to wall x 3.43m)**

Double glazed curved bay window to the front with

Plantation blinds, decorative coving finish to the ceiling. Alcove inset to the chimney area with shelving either side, and two radiators.

### Open Plan Kitchen/Dining Room/Sitting Room

**21'6" max 18'11" x 19'9" (6.55m max 5.77m x 6.02m)**

Range of wall mounted and floor standing base units with a Quartz work surface over wand matching up-stands, matching central island with Marble work surface incorporating a Belfast style sink with an ornate brass effect mixer tap over, storage below and a breakfast bar to one side. Industrial style hanging lights over the island area, spotlights to the ceiling in the rest of the areas, Cardene herringbone design wood effect flooring extending through from the hallway area also with under floor heating. Range cooker area (cooker not included) with herringbone design tiling creating the splash back area and a stainless steel effect extractor over. Three double glazed Velux style windows to the rear inset in the extension area. Bi-Fold five double glazed doors to the rear allowing access to the rear garden area. Internal door to the side into:-

### Utility Room

**19'10" x 5'10" (6.05m x 1.78m)**

Range of Wall mounted and floor standing base units which match the kitchen area but this time with a Butchers Block wooden work surface over incorporating a Belfast style sink over with a brass ornate mixer tap over. Plumbing for a washing machine, Cardene herringbone design wood effect flooring continuing through from the kitchen area also with underfloor heating. Two double glazed Velux style

windows to the side, and a double glazed door to the rear allowing access to the rear garden area. Storage cupboard, internal door to the front into the garage area, external door also to the front allowing direct access to the front garden area, and a further internal door to the side into:-

### Guest WC

**6'2" x 2'9" (1.88m x 0.84m)**

Suite comprised of a low flush WC and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. White brick design partly tiled walls, spotlights inset to the ceiling area, double glazed window to the rear, and Cardene herringbone design wood effect flooring continuing through from the utility room with under floor heating.

### Integral Garage

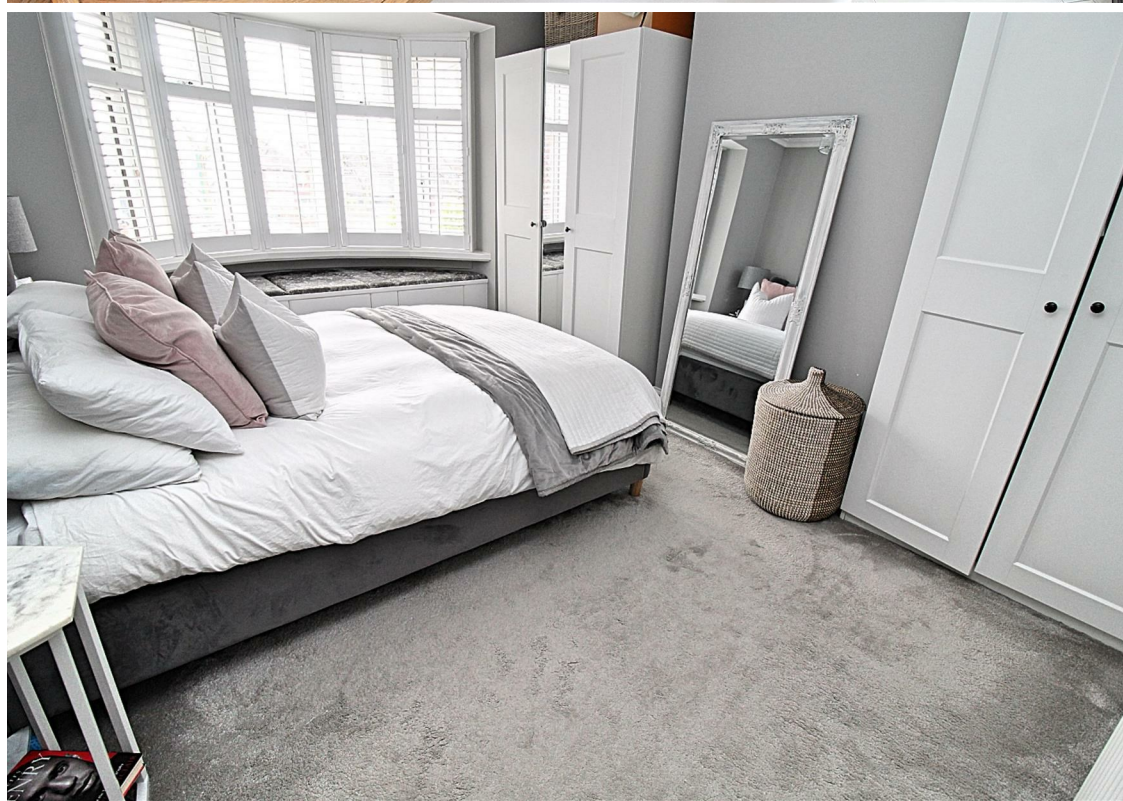
**16'7" x 8' (5.05m x 2.44m)**

Single side garage with double doors to the front allowing access to the front driveway area, personal door to the rear into the utility area. Lighting, electric supply, and wall mounted boiler.

### FIRST FLOOR

### Split Level Landing

Double glazed window to the side, loft access via the hatch area which has the benefit of a pull down ladder, boarding and light. Doors to:-



## Bedroom One

15'1" to bay 12'2" to wall x 11'4" (4.60m to bay 3.71m to wall x 3.45m)

Double glazed curved bay window to the front with a windows seat inset, column style radiator, decorative coving finish to the ceiling area.

## Bedroom Two

12' x 11'3" (3.66m x 3.43m)

Double glazed window to the rear, column design radiator, and a decorative coving finish to the ceiling area.

## Bedroom Three

13'11" x 8'2" (4.24m x 2.49m)

Double glazed window to the front, column style radiator, decorative coving finish to the ceiling area and built in wardrobes consisting of a double and single wardrobe.

## Bedroom Four

8'4" x 5'11" (2.54m x 1.80m)

Double glazed window to the front, column style radiator, and decorative coving finish to the ceiling area,

## Family Bathroom

9'7" x 8'9" (2.92m x 2.67m)

Suite comprised of a free standing Stone oval design bath with a mixer tap and a detachable mixer tap shower over, low flush WC, walk in shower cubicle with boiler fed rainfall shower and a detachable shower inset, and a stone oval design wash hand basin with a mixer tap over sat on a vanity unit stand providing storage below. Marble design tiling to the floor area and matching partly tiled Marble design walls with a decorative chrome effect trim. Spotlights inset to the ceiling, extractor to the outer wall, ladder style towel radiator, and double glazed windows to the side and to the rear.

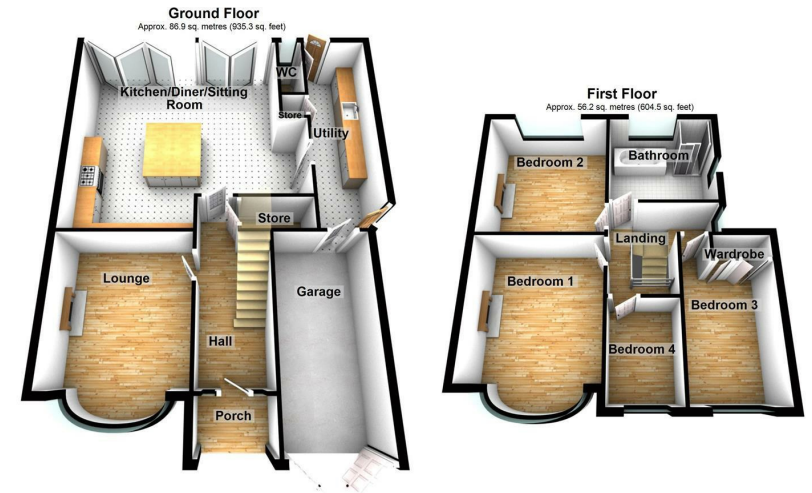
## OUTSIDE

### Rear Garden

Paved patio area leading to a garden laid mainly to lawn with a further sleeper retaining raised patio area to the rear of the garden. Fence borders, decorative slate/stone covered flower beds to either side, outside double electrical socket, three industrial design outside wall mounted lights and an outside tap

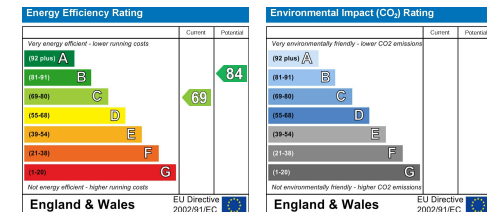
### FURTHER INFORMATION

The property has received work throughout in the last 7 years:-  
New Driveway, New Double glazing , New Boiler , New Kitchen, New Utility Room, New Guest WC, New Family Bathroom, Re-decorated Throughout, New Radiators..... The list is endless



Total area: approx. 143.1 sq. metres (1539.8 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plans produced using PlanUp.



# PRIME ESTATES

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